

MINUTES
 REGULAR MEETING of the ROSS ADVISORY
 DESIGN REVIEW GROUP
 TUESDAY, JANUARY 26, 2010

1. **7:00 P.M. Commencement.**

Jim Kemp called the meeting to order at 7:00 pm. Jim Kemp, Josepha Buckingham and Mark Fritts were present. Elise Semonian, Senior Planner, was present for Town staff.

2. **Approval of Minutes for December 2009.**

The Advisory Design Review Group approved the December 2009 meeting minutes.

3. **Open Time for Public Expression.**

No one wished to comment during the open time.

4. **57 Laurel Grove Avenue, Jennifer Maxwell, A.P. No. 72-181-08, R-1:B-A (Single Family Residence, 1 acre minimum lot size), Very Low Density (.1 - 1 units per acre), Flood Zone X (outside 1-percent annual chance floodplain)**

Proposal for redevelopment of the site, which would involve applications for design review, hillside lot/hazard zone and demolition permit. The project includes demolition of the existing 5,746 square foot residence and construction of a new residence consisting of 3,978 square feet of living area on two stories over a 1,800 square foot basement/storage level. An attached, 593 square foot, two-car garage is also proposed. Total development of 6,371 square feet of floor area is proposed.

Gross lot area		52,609 sq. ft.	
Effective lot area		44,721 sq. ft.	
Existing Floor Area		12.9%	
Proposed Floor Area		14.3%	(15% permitted)
Existing Lot Coverage	7.5%		
Proposed Lot Coverage		7.2%	(15% permitted)

* The slope of the site is 38%, the hillside lot design standards would recommend a guideline floor area of 3,592 square feet.

Jeff Kroot presented the changes made since the last ADR meeting. Jennifer Maxwell, property owner, was present. Staff advised the applicant that any new wall at the street to stabilize the hillside may require design review.

Bob Twiss and Amy Skewes-Cox, neighbors, were present. Mr. Twiss read and submitted a letter with his concerns regarding the project. He would be opposed to moving the house forward on the lot towards their site. The applicant indicated that they have agreed to provide

emergency pedestrian access for the neighbors. Mr. Twiss indicated that electrical service will need to be upgraded and that the applicant should explore this issue.

After reviewing and discussing the project, the ADR Group made the following recommendations regarding the proposed project at 57 Laurel Grove:

1. The ADR recommends having the town arborist and applicant arborist meet on site to discuss the status of the oak tree proposed to be removed in the front yard.
2. The ADR can support the request for FAR above the HLO due to the unique slope conditions and of the site as well as the overall reduced lot coverage of the proposed vs. existing development.
3. The ADR recommends using real stone veneer vs. cultured stone veneer.
4. The ADR recommends enhancing the proposed material choices for the rebuilt retaining wall along the drive. Additional effort should be made to make this as aesthetically pleasing as possible due to the prominent location relative to the community access.
5. ADR recommends the applicant provide samples of the proposed metal railing material for the council's consideration.

5. **186 Prospect Avenue, James T. Proctor, A.P. No. 72-152-01, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 units per acre), Zone X (outside 1-percent annual chance floodplain)**

Application for variances, design review and demolition permit for a significant remodel and addition to the existing residence. The project involves modifications to each elevation of the residence and demolition of the existing garage and greenhouse. A new, 2-car, garage would be located in the rear yard area (10-foot setback required for garage in rear yards, 11-foot setback proposed). A driveway would extend the full length of the south property line. New decks are proposed at the west and north sides of the upper level. A rear setback variance is requested to allow a corner of the addition to extend one foot into the rear setback area (40 feet required, 39 feet proposed). A front yard setback variance is requested in order to expand the residence towards the street (25 feet required, approximately 17 feet proposed). 94 cubic yards of cut and 47 cubic yards of fill are proposed.

Lot area	13,596 sq. ft.	
Existing Floor Area	17.7%	
Proposed Floor Area	21.86%	(20% permitted)
Existing Lot Coverage	12.0%	
Proposed Lot Coverage	14.0%	(20% permitted)

The existing residence and garage are nonconforming in setbacks.

James proctor and his architect were present and reviewed the changes made since the last public hearing. A sample of a Jeld Wen aluminum clad window was presented, as well as a stone sample. The applicant indicated that an engineered drainage plan would be prepared and they intend to collect the runoff and route it into the culvert.

George and Cammeron McLaughlin, 23 Wellington, were present. They were primarily concerned with maintaining the privacy of their site, particularly the bedrooms and bathroom, which are at the rear of their residence and within view of 186 Prospect. They questioned the size and location of the garage and would prefer the garage to be located near the street. If that is not possible, they preferred the existing location to what is proposed.

After reviewing and discussing the project, the ADR Group made the following recommendations regarding the proposed project at 186 Prospect:

1. Eliminate the transoms on the front façade at the entry, right and left windows.
2. Reduce the roofing mass of the garage structure by using a hip roof in lieu of the proposed gabled ends.
3. Reduce the mass of the rear addition roofs by using a hip roof in lieu of the proposed gabled ends.
4. Provide a detailed landscape plan that incorporates screening trees and a solid fence along the south property line.
5. Use of the water table trim detail between the shingle and stone veneer vs. the proposed belly band.
6. Use real stone veneer vs. cultured stone veneer.
7. Meet with the West neighbors (Plumer) to discuss the proposed drainage plan.

6. **29 Upper Road, Stuart and Sara Ryan, A.P. No. 73-111-07, R-1:B-5A (Single Family Residence, 1 acre minimum lot size), Very Low Density (.1 - 1 units per acre), Zone X (outside 1-percent annual chance floodplain)**

Design review, demolition permit and hillside lot/hazard zone 3 use permit to allow the demolition of the existing 5,071 square foot residence and construction of a new 6,617 square foot residence, 624 square foot, attached, two-car, garage and 432 square foot detached office. A total of 7,673 square feet of development is proposed. The project also includes redevelopment of the landscape and new patio and deck areas.

Effective Lot Area	76,404 square feet
Existing Floor Area Ratio	6.6%
Proposed Floor Area Ratio	10.0%* (15% permitted)
Existing Lot Coverage	8.1%
Proposed Lot Coverage	8.8% (15% permitted)

(*The slope of the lot is 35%. The Town Hillside Lot Ordinance guidelines recommend a maximum floor area of 6,805 square feet.)

Sara Ryan was present. No neighbors attended. Staff distributed additional letters of support for the project to the ADR Group.

After reviewing and discussing the project, the ADR Group made the following recommendations regarding the proposed project at 29 Upper Road:

1. The ADR supports the design and aesthetic of the proposed development.

2. The ADR noted that the Town Council may be unable to make the necessary findings in support of the floor area beyond the recommended guidelines of the HLO. The applicant may wish to comply with the HLO guidelines by reducing the proposed development by 868 sq. ft. The Group specifically noted that, although they all liked the structure, the office near the pool creates new mass on the hillside in an area where there is currently no building and that removal of this structure would bring the project into further compliance with the Hillside Lot Ordinance Guideline Floor Area.
7. **6 Hill Road, Matt and Courtney Seashols, A.P. No. 73-172-05, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 units per acre), Zone X (outside 1-percent annual chance floodplain)**
 Significant remodel and addition to an existing residence that would involve applications for variances, design review and a demolition permit. The project involves modifications to each elevation of the residence and a change to the roofline, which would increase the maximum ridge height by 5 feet. The project also includes modifications to the roof of the garage, which would increase the maximum ridge height by 3 feet. The applicants propose a 217 square foot addition to the north side of the residence and new second floor decks on the south elevation. The landscape plan includes terraced retaining walls, up to 6 feet in height, within the south side yard to create a lawn area. The applicants propose to modify the existing patio area within the southeast corner of the site, within required setback areas.

Lot area	12,731 sq. ft.	
Existing Floor Area	23.5%	
Proposed Floor Area	25.3%	(20% permitted)
Existing Lot Coverage	19.6%	
Proposed Lot Coverage	22.0%	(20% permitted)

The existing residence, garage and patios are nonconforming in setbacks.

Mr. and Mrs. Seashols were present with their architects. No neighbors attended the hearing.

After reviewing and discussing the project, the ADR Group made the following recommendations regarding the proposed project at 6 Hill Road:

1. Revise the story poles for the new bedroom addition to reflect the proposed design.
2. The ADR can support the request for additional FAR due to the improvement of the existing non-compliant internal stair.
3. Review the design for the window over the kitchen sink.
4. Redesign the rear facing decks. Specifically: the removal of the deck off the breakfast area; the redesign of the support structure for the proposed deck accessed from the living room to be more substantial.
5. Further study and refine the relationship between the front entry and the proposed new front dormer, including the possibility of removing that proposed

element to eliminate the competition with the entry as the focal point of the façade.

8. Adjournment.

Jim Kemp adjourned the meeting at 10:00 p.m.